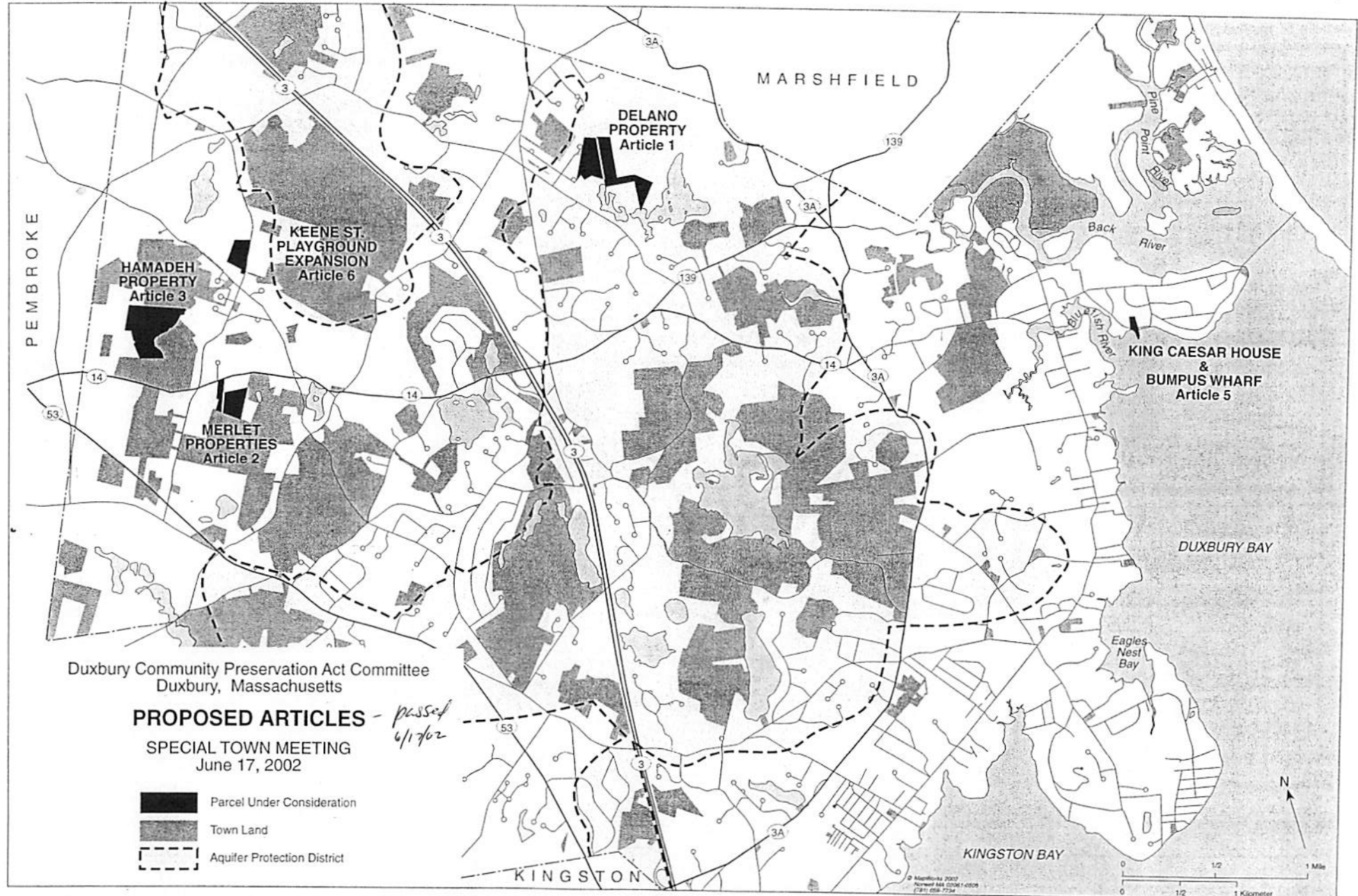


Community Preservation Act

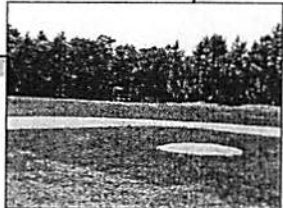


## Article 6: Keene Street Multi-purpose Field

Size: 2.5+/- Acres  
 Owner: Town of Duxbury  
 Location: Keene Street near Camp Wing  
 CPA Category: Recreation  
 Features:
 

- Addresses the shortage of playing fields
- Uses existing town-owned wooded land
- Creates a 120 yard by 60 yard multi-purpose field for soccer, football, lacrosse, and field hockey
- Fall 2002 - clear land, rough grading drainage
- Summer 2003 - Finish grading, irrigation, seeding

 Price: \$125,000 (\$60,000 in FY2002, \$65,000 in FY2003)  
 Source: CPA Funds



## Article 1: Delano Property

Size: 33.14 Acres  
 Owner: Martin & Nora Delano  
 Location: North Duxbury, Off Cordwood Path  
 CPA Category: Open Space (including water supply)  
 1-2 units Community Housing  
 Features:
 

- Extensive meadow and woodlands
- Interesting wetlands including vernal pools
- Wildlife & plant habitat
- About 25 acres upland, 8 acres wetland
- Possible water supply
- Zone II aquifer protection, upgradient from 5 future wells, 2 under development
- Historic area of Kings Grant
- Archeological sites cited by Massachusetts Historical Commission
- Property includes the existing house and barn
- High priority acquisition list since 1969

 Price: \$1,650,000 + costs  
 Funding: Short term borrowing repaid by CPA Funds



## Article 5: King Caesar House Preservation

Size: N/A  
 Owner: Duxbury Rural and Historical Society  
 Location: King Caesar Road  
 CPA Category: Historical  
 Features:
 

- Summer kitchen drainage remediation
- Roofing of the main house, barn and cottage with cedar
- Wharf stabilization
- Meets CPA criteria
- Right of first refusal if property is sold
- Repayment agreement if property is sold

 Price: \$86,000  
 Source: CPA Funds



## Article 3: Hamadeh Property

Size: 32.4 Acres  
 Offered By: 1004 Congress Street Realty Trust  
 Abdul and Chafik Hamadeh, Trustees  
 Location: Ashdod  
 Between Congress & Union Streets  
 CPA Category: Open Space  
 Features:
 

- Links 2 large sections of Ashdod Forest
- Connects open space from Union Street to Upper Chandler Mill Pond
- Woodlands, wildlife & plant habitat
- Western greenbelt
- Over 1,800 feet along Keene's Brook
- 5 acres of upland
- Targeted for conservation for 3 decades

 Price: \$110,000 + costs  
 Funding: Available CPA Funds

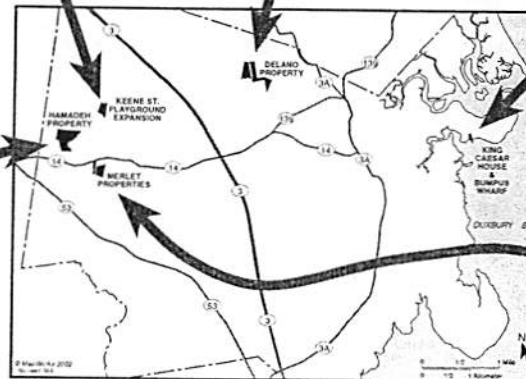


## Article 2: Merlet Properties

Size: 13.39 Acres  
 Owner: Merlet Family  
 Location: Ashdod  
 Congress St., across from Holly Tree Lane  
 CPA Category: Open Space  
 1-2 units Community Housing  
 Features:
 

- 3.39-acre frontage house lot, 60,000 ft<sup>2</sup> upland, passed perc test
- 10.0-acre back lot, 4 acres upland, 6 acres wetland
- Links to conservation land at Trout Farm and Matthews Bog
- Woodlands
- Wildlife & plant habitat
- Western Greenbelt

 Price: \$312,400 + costs  
 Funding: Available CPA Funds



Duxbury Community Preservation Act Committee  
 Duxbury, Massachusetts

**PROPOSED ARTICLES**  
 SPECIAL TOWN MEETING  
 June 17, 2002

## Community Preservation Act Q&A

### **What is the Community Preservation Act (CPA)?**

The Community Preservation Act is a program designed to help communities balance growth by establishing a fund to acquire and protect open space, preserve historical buildings and landscapes, and create more affordable housing for families and seniors. The State will provide matching funds to communities that adopt the CPA.

### **What growth pressures does Duxbury face?**

The Duxbury 1999 Comprehensive Plan projects that Duxbury's population will grow by 80% from 14,880 to 26,877 people, while the number of houses will grow by 76%, from 5,737 to 10,082 dwellings. In addition, a depressed cranberry industry, the Old Colony and Greenbush Railroads, and the planned widening of Route 3 will also be placing additional pressures on the Town. This growth will also create additional tax pressures on citizens to support this growth.

### **Why adopt the CPA this year?**

The State matching funds will be greatest for towns that adopt the act earliest. It is highly likely that this year the state would be matching Duxbury dollar for dollar. That

### **used to making housing more affordable in Duxbury for individuals or seniors?**

CPA funds can be used to help individuals and seniors finance a low-interest loan, help with a down payment or funding to help non-profit organizations acquire and refurbish older homes in need of repair that these individuals could then live in.

### **How can the CPA hold down our taxes in the future?**

Growth is one of the largest reasons for increasing taxes. If Duxbury grows at the rate projected there will be a number of large capital projects required to support this growth and provide needed infrastructure. By balancing growth with the CPA, Duxbury will not grow as large or as quickly and will eliminate or postpone the

tax increases associated with this growth.

### **If both the CPA and the schools project are adopted this year how will my taxes be affected over the next few years?**

The CPA tax surcharge would go into effect this year (starting July 1). The bulk of the tax increase on the schools project will begin 2-3 years from now after the construction is completed and long-term payment for the project begins.

### **Can some of the land purchased with CPA funds be used for recreation purposes?**

Yes. Some of the land purchased with CPA funds can be used to acquire land for recreational purposes, such as for soccer and baseball fields or hiking trails.

approximately \$800,000 in matching funds in the first year alone. As more towns adopt CPA the matching portion will decrease due to the \$26 million pool being shared between more towns.

**How is the 3% CPA tax surcharge calculated?**

The tax surcharge is calculated by adding 3% to your existing taxes. For example, if your current taxes are \$4,000 the CPA would cost you \$120.

**Do existing tax exemptions for property taxes apply to the CPA?**

Yes. Taxpayers currently exempt from property taxes are also exempt from the CPA surcharge. For example, certain low income, seniors, veteran and disabled citizens currently receive exemptions or tax credits on property taxes. These existing exemptions would also apply to the CPA. Additional exemptions can also be added on an annual basis.

**What are "development rights" and can CPA funds be used to acquire these in addition to buying land?**

The acquisition of development rights protects a parcel of land from ever being developed by buying these rights today from the landowner. It is less expensive than buying the land outright. CPA funds could be used to acquire development rights to protect land in Duxbury and stretch CPA funds further.

**What are some examples of how CPA funds could be**